

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James O. Schrader

(Address) 616 Higgins Road
Shelby, Al. 35143

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$3000.00

That in consideration of Ten and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jewel Cates, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

James O. Schrader and Bonnie Schrader

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SW 1/4 of NE 1/4 of Section 14, Township 24, Range 15 East less and except the following described parcels of real property:

1. 10 acres in a square in the SE corner of SW 1/4 of NE 1/4 of Section 14, Township 24, Range 15 East.
2. A part of the SW 1/4 of the NE 1/4 of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 Section and run in a Southerly direction along the Western boundary of said 1/4-1/4 Section a distance of 208 feet to the point of beginning; thence continue in a Southerly direction along the Western boundary of said 1/4-1/4 Section a distance of 280 feet; thence turn an angle to the left and run in an Easterly direction parallel with the North line of said 1/4-1/4 Section a distance of 416 feet to a point; thence turn an angle to the left and run in a Northerly direction parallel with the West line of said 1/4-1/4 Section a distance of 280 feet; thence turn an angle to the left and run in a Westerly direction parallel with the North line of said 1/4-1/4 Section a distance of 416 feet to point of beginning.
3. Parcels of land as described in those certain deeds recorded in Deed Book 267, Page 611; Deed Book 273, Page 658; Deed Book 274, Page 45; Deed Book 278, Page 727.

08/03/1993-22845
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21 day of July, 19 93.

WITNESS:

_____(Seal) Jewel Cates _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jewel Cates whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, A.D., 19 93

Martha J. Wilder
Notary Public.

Inst# 1993-22845